



**GRASSROOTS**  
REALTY GROUP

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55 Mckinley Way SE  
Calgary, Alberta

MLS # A2349066



**\$604,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | McKenzie Lake          |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 4 Level Split          |        |                   |
| Size:     | 1,086 sq.ft.           | Age:   | 1982 (44 yrs old) |
| Beds:     | 4                      | Baths: | 2                 |
| Garage:   | Double Garage Detached |        |                   |
| Lot Size: | 0.12 Acre              |        |                   |
| Lot Feat: | Back Lane              |        |                   |

|             |                 |            |      |
|-------------|-----------------|------------|------|
| Heating:    | Forced Air      | Water:     | -    |
| Floors:     | Vinyl Plank     | Sewer:     | -    |
| Roof:       | Asphalt Shingle | Condo Fee: | -    |
| Basement:   | Full            | LLD:       | -    |
| Exterior:   | Wood Frame      | Zoning:    | R-CG |
| Foundation: | Poured Concrete | Utilities: | -    |
| Features:   | See Remarks     |            |      |

Inclusions: N/A

| NEWLY RENO'D | 4 BEDS | 2 BATHS | FACING GREEN SPACE | DOUBLE DETACHED GARAGE | GREAT LOCATION | Welcome to this newly renovated home located in the community of McKenzie Lake, directly across from green space. Bright natural light greets you as you enter, filling the spacious living area that opens into the kitchen featuring plenty of cabinetry, granite countertops, and a matching island. A dining area is conveniently located just off the kitchen, with sliding doors providing direct access to the large deck and backyard, making it easy to enjoy the outdoor space. Upstairs, you'll find 2 good-sized bedrooms, including the primary bedroom, along with a 4-piece bathroom. The lower level offers 2 additional good-sized bedrooms and a 3-piece bathroom. The basement provides even more living space with a large family and entertainment area. Outside, enjoy the large deck and backyard, along with the convenience of a double detached garage. Located just steps from McKenzie Lake and the Beach Club, residents can enjoy year-round amenities including swimming, boating, fishing, tennis, pickleball, playgrounds, skating, tobogganing, and more. Conveniently located close to shopping, parks, schools, and everyday amenities. Call your favourite agent for a showing today!